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Grimsby Road

Cleethorpes
DN35 7DG

Offers in the Region Of £65,000

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Property Introduction
Crofts Estate Agents are delighted to present to the market this attractive two-bedroom ground floor apartment, forming part of the beautifully refurbished former Imperial Hotel and Public House. Combining character with modern living, this stylish apartment offers an excellent opportunity for first-time buyers, investors, or those seeking low-maintenance accommodation in a convenient central location. The property boasts a spacious open-plan living, kitchen and dining area, creating a bright and sociable space ideal for modern lifestyles. There are two well-proportioned bedrooms together with a contemporary bathroom fitted with a shower over the bath. Further benefits include allocated secure parking accessed via electric gated entry, adding both convenience and peace of mind. Ideally positioned on Grimsby Road, the apartment enjoys excellent transport links and easy access to both Cleethorpes and Grimsby, with local amenities and bus routes close by. Early viewing is highly advised to fully appreciate this well-presented and conveniently located apartment.

Hallway
Neutrally decorated and providing access to all rooms.

Lounge/Diner/Kitchen
23' 7" x 16' 0" (7.20m x 4.87m)
Open plan space providing space for the kitchen and living areas, Two double glazed windows. Electric heating. The kitchen offers a range of wall and base units with contrasting work surfacing with inset sink and drainer. Plumbing for a washing machine. Integrated electric oven and hob with extractor over and stainless steel splashback guard.

Bedroom One
9' 9" x 16' 0" (2.97m x 4.88m) max
Double glazed window. Electric heater.

Bedroom Two
9' 4" x 8' 11" (2.85m x 2.72m)
Double glazed window. Electric heater.

Shower Room
10' 6" x 3' 2" (3.20m x 0.97m)
Equipped with a shower cubicle, pedestal wash hand basin and a close coupled w.c. Tiled splashback. Chrome effect central heating radiator.

Outside
Gated access provides access to a parking area, where the property offers parking for one car.

Tenure
Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

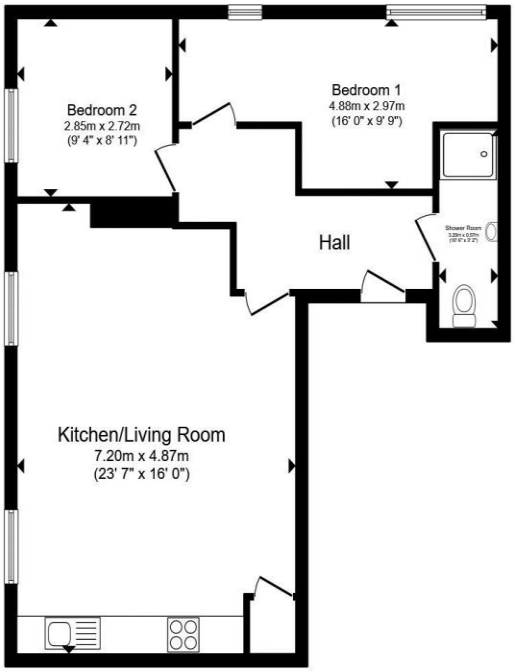
Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



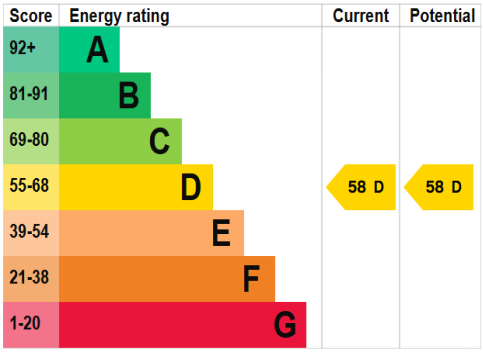




Total floor area 65.4 m² (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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